

## **Narrative Statement (Revised)**

### **Belle Crest PUD**

Drees Premier Homes is excited to propose a new empty-nester neighborhood in Westfield to be known as “Belle Crest.” The neighborhood consists of 20 acres on the west side of Shady Nook Road, just north of the T-intersection of 186<sup>th</sup> Street and Shady Nook. Belle Crest will include 84 paired ranch homes (42 two-unit buildings).

This is a new product Drees Homes introduced to the Indianapolis market 18 months ago and has been extremely successful in both Brownsburg and Avon. Current models can be viewed in Stone Haven located in Avon.

There is very little opportunity for this type of product for anyone who wants to live east of 31. Belle Crest provides a nice small neighborhood for those who don’t want to be part of a large PUD or master planned neighborhood with multiple product types.

Drees is known for great elevations, high quality interior features and beautiful entryways that everyone can be proud of.

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### **Updates Since the APC Public Hearing (October 4, 2020):**

Since the APC Public Hearing on October 4, 2020, enhancements have been made to the Belle Crest PUD proposal in response to comments received and to add clarity to the standards of the PUD district:

1. Architectural and Landscaping Enhancements:
  - a. All Lots:
    - i. Architectural Enhancements: The architectural requirements for all homes have been enhanced to include at least 4” window trim around all windows.
    - ii. Lot Landscaping Enhancements: The lot landscaping requirements for all lots have been enhanced to include four (4) shade trees, two (2) ornamental or evergreen trees and ten (10) shrubs per structure (two homes in each structure).
  - b. Perimeter Lots: Applicable to lots along Shady Nook Road:
    - i. Architectural Enhancements: The architectural requirements for homes on perimeter lots along Shady Nook Road have been enhanced to include: (A) at least a 36” brick wainscot on all sides of each structure; (B) a change in gable siding for enhanced aesthetic appearance (an exhibit has been

incorporated into the PUD Ordinance to provide clarity); and at least one of the homes in each structure will include a projecting covered outdoor living area (to provide dimensional relief (an exhibit has been incorporated into the PUD Ordinance to provide clarity).

- ii. Lot Landscaping Enhancements: In addition to the lot landscaping described in paragraph 1(ii) above, two (2) additional shade trees will be planted in the rear yards of each structure along Shady Nook Road.
  - c. Entrance Lots: Applicable to the two (2) lots immediately north of the amenity area shown on the concept plan:
    - i. Architectural Enhancements: The architectural requirements for homes on the entrance lots have been enhanced to include: (A) at least a 36" brick wainscot on all sides of each structure; and (B) a change in gable siding for enhanced aesthetic appearance.
    - ii. Amenity Area Landscaping: The east sides of the homes on the entrance lots will be screened by the landscaping illustrated in the new detailed landscaping plan incorporated into the PUD Ordinance, which is discussed in more depth below.
  - d. South Lots - Lot Landscaping Enhancements: In addition to the lot landscaping described in paragraph 1(ii) above, two (2) additional shade trees will be planted in the rear yards of each structure along the south property line of Belle Crest.
  - e. Corner Lots - Lot Landscaping Enhancements: In addition to the lot landscaping described in paragraph 1(ii) above, six (6) additional shrubs will be planted in a planting bed at least 10' in length, in the side yard adjacent to the street.
2. Tree Preservation:
- a. Tree Preservation Areas: Tree preservation areas have been identified on the Concept Plan of the PUD Ordinance. These areas contain existing trees to be preserved in accordance with the tree preservation standards of the UDO.
  - b. Potential Future Trail Corridor: Drees has also agreed not to remove the trees in the area of the site identified as Potential Future Trail Corridor on the Concept Plan. This property will be dedicated to the City of Westfield when platted; however, while the property is under Drees' control, it agrees not to unnecessarily disturb the existing vegetation in this area.

3. Street Frontage Landscaping: A very detailed landscaping plan has been incorporated into the PUD Ordinance detailing the landscaping and mounding to be installed along the Shady Nook Road frontage areas of Belle Crest. The landscaping plan includes extensive amounts of trees, shrubs and mounding that will create a beautifully landscaped view along the Shady Nook Road frontage and provide a substantial buffer for the owners of homes on perimeter lots.
4. Amenity Plan: An amenities plan has been completed and incorporated into the PUD Ordinance. The plan illustrates the high quality, character and locations of the amenities to be installed in the Belle Crest neighborhood. The orientation of the amenity area at the head of the boulevard entrance to Belle Crest will create an aesthetically pleasing impact on those entering the neighborhood and will create aesthetic interest for those glimpsing into the neighborhood as they pass by on Shady Nook Road.

Drees Homes is excited to create this enclave of new homes in Westfield and respectfully requests the APC's favorable consideration of this proposal for Belle Crest.